

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District was held on **Tuesday, November 28, 2006 at 10:10 a.m.** at the offices of Mobley Housing Group located at 4014 Gunn Hwy., Suite 250, Tampa, Florida 33618.

Present and constituting a quorum:

Tim Hohl

Jamie Goodman

Marc Mobley

Board Supervisor, Vice Chairman

Board Supervisor, Assistant Secretary

Board Supervisor, Assistant Secretary

Also present were:

Nils Hallberg

Gina Grimes

District Manager, Rizzetta & Company, Inc.

District Counsel, Hill, Ward & Henderson, P.A.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hallberg called the meeting to order and performed roll call.

SECOND ORDER OF BUSINESS

**Consideration of Board Supervisor
Replacement**

Mr. Hallberg stated that the next item on the agenda was the consideration of a Board Supervisor replacement. He asked if there were any nominations. It was stated that the Board would like to nominate Marjorie Williams providing she is willing to accept the position.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Meetings on September 6 and
October 24, 2006**

Mr. Hallberg stated that the next item on the agenda would be the consideration of minutes of the Board of Supervisors meetings on September 6, and October 24, 2006.

He asked if there were any questions. Hearing none, he asked for a motion to approve the minutes of the Board of Supervisor's meeting on September 6, 2006.

On a Motion by Mr. Mobley, seconded by Ms. Goodman, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors meeting on September 6, 2006 for K-Bar Ranch Community Development District.

Mr. Hallberg asked for a motion to approve the minutes of the Board of Supervisors meeting on October 24, 2006.

On a Motion by Mr. Mobley, seconded by Mr. Hohl, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors meeting on October 24, 2006 for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for September,
October, and November**

Mr. Hallberg stated that the next item on the agenda was the consideration of the Operation and Maintenance expenditures for September totaling \$13,473.96. He briefly reviewed the expenditures for the Board, and asked if there were any questions. Hearing none, Mr. Hallberg asked for a motion to approve.

On a Motion by Ms. Goodman, seconded by Mr. Hohl, with all in favor, the Board of Supervisors approved the Operation and Maintenance expenditures for September totaling \$13,473.96 for K-Bar Ranch Community Development District.

Mr. Hallberg stated that the next item on the agenda was the consideration of the Operation and Maintenance expenditures for October. He briefly reviewed the expenditures totaling \$7,512.64 for the Board, and asked if there were any questions. Hearing none, Mr. Hallberg asked for a motion to approve.

On a Motion by Ms. Goodman, seconded by Mr. Hohl, with all in favor, the Board of Supervisors approved the Operation and Maintenance expenditures for October totaling \$7,512.64 for K-Bar Ranch Community Development District.

Mr. Hallberg stated that the next item on the agenda was the consideration of the Operation and Maintenance expenditures for November totaling \$3,492.64. He briefly reviewed the expenditures for the Board, and asked if there were any questions.

Hearing none, Mr. Hallberg asked for a motion to approve.

On a Motion by Ms. Goodman, seconded by Mr. Hohl, with all in favor, the Board of Supervisors approved the Operation and Maintenance expenditures for November totaling \$3,492.64 for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Series 2006 Construction Requisitions #1-#7

Mr. Hallberg stated that the next item on the agenda was the consideration of the Series 2006 Construction Requisitions #1-#7 (all backup documents are on file at the District Office). He stated that requisition #1 was for MJB of Florida, LLC in the amount of \$774,644.48, requisition #2 was for Wal Den Greene Developers, Inc. in the amount of \$118,707.74, requisition #3 was for MJB of Florida, LLC in the amount of \$145,348.84, requisition #4 was for Wal Den Greene Developers, Inc. in the amount of \$231,227.17, requisition #5 was for MJB of Florida, LLC in the amount of \$1,894,493.73, requisition #6 was for Tampa Electric in the amount of \$194,065.72, and requisition #7 was for Wal Den Greene Developers, Inc. in the amount of \$44,898.30. Mr. Hallberg asked if there were any questions. A brief discussion ensued. Ms. Grimes requested that all requisitions include a copy of the invoices, and that the description of the requisition be more detailed stating exactly what the requisition is for. Ms. Grimes also stated that there also needs to be a Bill of Sale for each requisition. Mr. Hallberg stated that he would verify that the Bill of Sales were on file. He asked for a motion to approve.

On a Motion by Mr. Mobley, seconded by Mr. Hohl, with all in favor, the Board of Supervisors approved Requisitions #1-#7 for K-Bar Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Recommendation from Audit Selection Committee

Mr. Hallberg stated that the next item on the agenda was the recommendation from the Audit Selection Committee. He stated that the Committee is recommending using the selection criteria that includes the price request. A brief discussion ensued regarding the procedures for selecting an auditing firm. Mr. Hallberg stated that the Committee has approved a format of instructions for the proposers to follow. He asked for a motion to accept the Audit Committees' recommendations as discussed.

On a Motion by Mr. Mobley, seconded by Ms. Goodman, with all in favor, the Board of Supervisors approved the Audit Committees' recommendations as discussed for K-Bar Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Setting Meeting
Location for Remainder of Fiscal Year
2006/2007**

Mr. Hallberg stated that the next item on the agenda was the consideration of setting a meeting location for the remainder of Fiscal Year 2006/2007. Following a brief discussion, Mr. Hallberg recommended holding the meetings at the offices of Rizzetta & Co., Inc. located at 3434 Colwell Ave., Suite 200, Tampa, FL 33614. He asked for a motion to approve.

On a Motion by Mr. Mobley, seconded by Mr. Hohl, with all in favor, the Board of Supervisors approved to hold the Remainder of the Meetings for Fiscal Year 2006/2007 at the offices of Rizzetta & Co., Inc. located at 3434 Colwell Ave., Suite 200, Tampa, FL 33614 for K-Bar Ranch Community Development District.

Mr. Hallberg stated that the next meeting is December 26, 2006, and asked if the Board would like to change the date. A brief discussion ensued. It was stated that there will be a schedule conflict for some of the Board members. A recommendation was made to formally nominate Marjorie Williams to fill the vacant seat, so she could be part of the quorum. Mr. Hallberg asked for a motion to approve.

On a Motion by Mr. Mobley seconded by Ms. Goodman, with all in favor, the Board of Supervisors nominated Marjorie Williams as Board Supervisor for K-Bar Ranch Community Development District.

Mr. Hallberg asked if the Board would like to keep the meeting date of December 26, 2006. It was decided to change the meeting date to December 28, 2006 at 10:00 a.m. Mr. Hallberg asked for a motion to approve.

On a Motion by Ms. Goodman, seconded by Mr. Hohl, with all in favor, the Board of Supervisors approved changing the December meeting date to December 28, 2006 at 10:00 a.m. for K-Bar Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Grimes stated that the Board has asked about the bidding process requirements. She stated that it is listed within the Rules of Procedure for the District. A brief discussion ensued.

Ms. Grimes requested a copy of all the agreements that were executed at the September closing. Mr. Mobley stated that he would provide her with the copies.

B. District Engineer
Not present.

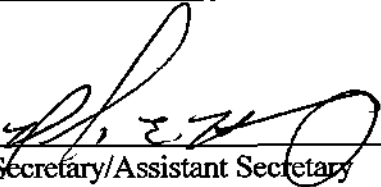
C. District Manager
No report.


NINTH ORDER OF BUSINESS

Adjournment

Mr. Hallberg stated that there were no other agenda items to come before the Board. He asked for a motion to adjourn.

On a Motion by Ms. Goodman, seconded by Mr. Hohl, with all in favor, the Board of Supervisors adjourned the Board of Supervisors' meeting at 10:50 a.m. for K-Bar Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman